

PUBLIC HEARING--Oct. 13, 1965

Appeal #8413 Trinity College, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on October 19, 1965:

ORDERED:

That the appeal to erect building containing dormitory rooms, classrooms, kitchen and dining facilities, lecture hall and library facilities as part of the college, and for approval of roof structures in accordance with Section 3308 of the Zoning Regulations at the northeast corner of North Capitol Street and Michigan Avenue, N.E., part of parcel 121/30, near square 3500, be granted.

From the records and the evidence adduced at the hearing, the Board finds the following facts:

- (1) Appellant proposes to erect a fully fire-resistive College Dormitory Classrooms building with 200 bedrooms, kitchen and cafeteria facilities for 200 persons, activities rooms, classrooms (seating 210) large lecture room, library and service facilities. The building from finished grade at center of front of bldg. to top of penthouse roof will be fifty nine feet ten inches. Appellant has provided 60 off-street parking spaces including a 6 car garage.
- (2) The Dept. of Highways and Traffic offers no objection to the granting of appeal. The state, however, that such approval should not in any way be taken as approval of, or concurrence in, the closing of Michigan Avenue between Franklin Street and the north edge of the Trinity College property as indicated on development plan as such closing would create serious traffic problems and this Department must object strenuously to such a proposal. The Department further states that the College should make provisions for retaining Michigan Avenue in approximately its present position and should plan for grade separations at its own expense for necessary connections between the two portions of the structure.
- (3) The College has submitted a Development Plan projected to 1985.
- (4) The National Capital Planning Commission finds that the proposed use is within the established campus of the College and therefore recommends approval of the application with the request that the College preserve the maximum amount of natural landscaping in the vicinity of the proposed Education Center Building.
- (5) There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

We are of the opinion that the erection of this building with roof structures in accordance with Sect. 3308 of the Zoning Regulations is not likely to become objectionable to neighboring property because of noise, traffic, number of students or otherwise objectionable conditions.

We are of the further opinion that the enclosure on the roof of this proposed Education Center Building for service equipment will harmonize with the main structure in architectural character, material and color.